

LAND USE MAP & DESIGNATIONS

The land use designations as identified on the map and general provisions below are intended to provide guidance for future land use decisions and a basis for new zoning anticipated with the adoption of SLDC and a Tesuque Valley Community Planning District Ordinance. The map and designations delineate areas based on topography, existing lot sizes and patterns, compatible land uses, and appropriate locations for commercial and mixed-use development. General uses, densities, and development standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the designations with the anticipation that development standards will be drafted as part of the ordinance.



TCVP GRIEGO HILL TRADITIONAL VILLAGE DISTRICT

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The area is located close to the confluence of Tesuque's two main roads, the elementary school and the small commercial area. As such it is the center of the valley and the village core.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the area.

In 2012 the average minimum lot size was less than $\frac{1}{2}$ acre, well below the minimum lot size of 1 acre prescribed for the area in the Tesuque Valley Traditional Community Zoning District (Santa Fe County Ordinance 2000-13). In order to maintain rural character and ensure that septic tanks will not contaminate ground water, new land divisions should not create lots that are less than $\frac{3}{4}$ of an acre.

In the case of new development on an existing legal lot (established prior to the adoption of this plan) of less than $\frac{3}{4}$ acre or in the case of compact residential development with more than one unit on a lot, development permit should only be issued in conjunction with high performing septic systems or connection to a community wastewater systems.

The El Nido Restaurant (closed at the time of plan development) is the only commercial establishment located in this designation. Any new commercial uses or expansion of the

establishment should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below).



TCVP TESUQUE VALLEY DISTRICT

The area along both the Big and Little Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It represents much of Tesuque's historic and agricultural past, as well as the community's hopes for the continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

In 2012, gross density of the district was 1 unit per 2.3 acres and the majority of lots were larger than 1.5 acres. A minimum lot size of 1.5 acres which reflects more than 50% of all of the lots should be established with incentives for the preservation of contiguous open space or agricultural lands of 3 acres and larger.

Uses in this designation should be limited to single-family residential development with options for clustering, (design standards to be determined as part of the TVCP ordinance process), agricultural related uses, and home occupations that are residential in scale should be allowed anywhere in the area.

There are a few commercial establishments in this designation that are centrally located near the intersection of Bishop's Lodge Road and Tesuque Village Road. This central location should continue as a neighborhood scaled commercial node. New commercial uses or expansion of existing uses should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below).



TCVP EAST AND WEST RIDGE DISTRICTS

The ridge districts are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding pinon/juniper covered hills. Most of these subdivisions have covenants covering minimum lot sizes, buildable areas, utility easements, egress and ingress easements, building heights and setbacks.

Uses should continue to be limited to single-family residential development with options for clustering, (design standards to be determined as part of the TVCP ordinance process), and agricultural related uses and home occupations that are residential in scale.

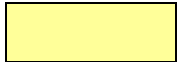
Gross density for new residential development should reflect the average lot size in 2012 of approximately 5 acres. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

West Ridge District

The lands that lie between the Tesuque Valley District and US Highway 285 have a different aspect than any of the other districts. Slopes are steeper, there is less tree cover and perhaps as a result of erosion there are more exposed sub-soils. Extra care should be given to the planning of driveways and buildable areas in this zone so as to prevent more future erosion.

East Ridge District

The lands that lie between Griego Hill and the Plan area boundary on the north are are similar development pattern, soils and vegetation as the West Ridge but slopes are not as steep.



TVCP FOOTHILLS DISTRICT

This designation applies to the large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with pinon and juniper trees predominant in the landscape.

Gross density in 2012 was 1 unit per 19 acres and most lots were 14 acres or larger. In order to reflect existing development patterns and area character, new land divisions and development should have a maximum density of 1 unit per 10 acres or greater.

Uses should continue to be limited to single-family residential development with options for clustering, (design standards to be determined as part of the TVCP ordinance process), and agricultural related uses and home occupations that are residential in scale.



TVCP RURAL COMMERCIAL OVERLAY

The TVCP Rural Commercial Overlay accommodates the expansion or new development of business, commercial, service-related and limited manufacturing activities that are provided with adequate infrastructure and that would not cause a detriment to any abutting rural residential lands.

This category is designated for two different areas:

Area A:

Approx. 4.23 acres

This area is centrally located near the intersection of Bishop's Lodge Road and Tesuque Village Road on lots with established commercial land uses, (2012), including El Nido restaurant, Tesuque Village Market, Glen Green Galleries and the mobile home park just north of the intersection. It is envisioned to continue as a mixed-use area supporting neighborhood scale retail and commercial uses as well as higher density residential development – up to 6 dwelling units per acre. Due to the higher density and intensity of the area, the following improvements are recommended:

- Improved wastewater treatment. This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and residents of in the Griego Hill Traditional Village District
- Shared parking plan
- Transit Stop for the RTD Blue route

Area B:

Approx. 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Rd. on the south and east and Highway US 285 on the west. This area is envisioned to be appropriate for neighborhood-oriented commercial office uses and residential mixed-uses to meet future community needs. It should be noted however that there will likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

General provisions for Areas A & B:

1. Although this category allows a mixture of land uses, there should be controls intended to minimize or buffer any nuisances caused by new or expanded development.
2. In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.
3. Permitted uses: In addition to those uses allowed by the underlying zoning, the following uses should be allowed:
 - business, services, commercial establishments and community facilities, provided maximum floor area for each establishment does not exceed 5,000 sq. feet
 - Kennels, animal shelters and veterinarian hospitals
 - Animal Feed Stores, tack shops, farm equipment sales
 - Day-care and childcare services



TCVP COMMUNITY FACILITIES OVERLAY

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed but limited to (except for school) – less than 3,000 square feet of gross floor area.



TCVP RURAL RESORT COMMERCIAL OVERLAY

Approximately 65 acres

This designation applies to Bishop's Lodge Rural Commercial Resort and its related recreational facilities located upstream of most of the community in the southern portion of the plan area abutting the City of Santa Fe boundary.

General Land Use

The site consists of 111 guest rooms located in 15 separate lodges, and accessory uses including approx. 8,000 square feet of meeting space, a spa and wellness center (tennis courts, swimming pool jacuzzi, spa and exercise room, gardens), Las Fuentes Restaurant & Bar, and outdoor recreational uses including horseback riding, skeet and trap shooting, summer kids program and multi-sports camp and trail access to 450 acres of adjoining open space and trails for hiking mountain biking and horseback riding.

Existing resort and accessory uses should continue but all expansion and or redevelopment should be limited to the following:

- Any division of land to create new parcels, or to site of additional uses as provided within this designation, should meet the following criteria:
 - have a minimum impact on any adjacent rural residential or open space lands;
 - and meet all county standards for proper installation and operation of water supply and sewage disposal systems, siting requirements determined for proper ingress and egress, buffers, setbacks and terrain management particularly in regards to road gradients and slope.
- no building or other structure should exceed 40 feet in height above finished grade
- no building or structure should exceed three stories above grade.
- The number of acres devoted to the built environment (including streets and parking) should not be expanded.
- Any new retail or service establishments' accessory to the resort and visitor-oriented accommodations should not to exceed a total of 5,000 square feet and not exceed a maximum building height of 40 feet.

- Structural expansion of the lodges and accessory uses should not exceed 15% gross floor area.
- Portions of the site that are west of the Little Tesuque Creek should remain substantially undeveloped, primarily left in a natural state. New development on should be limited to passive recreation or small scale agricultural purposes only.

Historic, Cultural and Natural Resources

The site also hosts important historic, cultural and natural resources that should continue to be preserved and maintained:

- Archbishop Lamy's Chapel which is recognized on the National Register of Historic Places.
- Portions of the site are associated with the historic acequia irrigated lands and are used as gardens orchards.
- Freshwater marshes along the Little Tesuque are home to an abundance of vegetation, including highly valued historic cotton trees.

Water & Wastewater

Bishop's Lodge has an on-property water reclamation system filter and recycles all of their water. The resulting gray water is used to water gardens and landscaping. As the water filters through the soil on its way to ground and subterranean water sources, it is cleaned. No fertilizers or pesticides are used on the landscaping to avoid contaminating the well source.

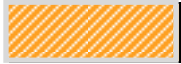
As a result of the Aamodt Settlement implementation, it is anticipated that Bishops Lodge will connect to either County or City water utility using surface water from the Buckman or Ottawa diversion projects on the Rio Grande. This may reduce impacts on the local ground water.

Sustainable Management Practices

This plan supports and encourages the resort's sustainable management practices:

- Water conservation
- Green horticultural servicing
- Menus utilizing locally grown ingredients
- Energy efficient light bulbs, timers and motion sensors
- Donating old sheets, towels, table linens, furniture, carpeting, window coverings, appliances, bedspreads, etc. for resale and re-use
- Offering guestrooms with windows that open or are part of a fresh-air exchange system
- Offering free transportation between the resort and town three times a day

- Allowing our guests to refrain from having their towels and linens laundered daily
- Using Eco-Friendly to-go containers
- Recycling all office paper
- Offering Green Weddings
- Having preferred vendors with Eco-Friendly products and services
- Educating our guests of Bishop's Lodge's unique history and environment



TCVP RESIDENTIAL COMMUNITY PLANNED DEVELOPMENT DISTRICT

This designation applies to the master planned residential community of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums located on approximately 127 acres north and west of the Bishop's Lodge Resort. When built-out, the district will consist of 45 single family residential units, 34 residential condominium units and approximately 40 acres of contiguous open space. The gross density of the area is approximately 1.6 acres per unit. As of 2012 all of the condominium units and about half of the single family residential units were completed. The open space tracts should remain undeveloped and in their natural state and used for passive recreation only.



TCVP NON-CONFORMING USES

This plan identifies existing (2012) non-conforming uses that are and will likely continue to be non-conforming with the adoption of this plan.

Most of these uses are benign non-conforming uses and are envisioned to continue "as is" without negative impacts to abutting rural residential lands. With the exception of the adverse non-conforming uses listed below, non-conforming uses should be treated as approved conditional uses.

Due to the intensity of use and/or commercial nature of activities on the property and the location of the properties within rural residential lands, the following land uses are considered adverse non-conforming:

- Mountain Center
- Holistic Center

These establishments should be required, within a reasonable time period after the adoption of the SLDC and Tesuque Community District, to comply with underlying residential zoning or seek rezoning as community or commercial facilities with associated approval processes and regulations, including notification requirements, adequate water and wastewater infrastructure, and standards related to ingress and egress, fire

prevention, buffering, landscape and parking that eliminate impacts to the surrounding rural residential lands.

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